

minutes

Citizens Planning Commission

Regular Meeting
Monday, March 10, 2014
7:00 p.m.
City Council Chambers

1. **Roll Call**

Present: Chairman Miller, Vice Chairman Smith, Secretary Caldwell;
Commissioners: Hall, Lamour, LaRoy, Roberts, Robinson and Swartz

Public: None

2. **Pledge of Allegiance**

3. **Consent Agenda**

Action Requested

- Approval of Agenda

Motion by Commissioner Hall to approve the Consent Agenda, as presented.
Second by Commissioner Lamour.

Motion passed unanimously (9-0)

- Approval of Regular Meeting Minutes – February 10, 2014

Motion by Commissioner Hall to approve the minutes, as presented. Second by
Commissioner Robinson.

Motion passed unanimously

4. **Case Reviews**

None

5. **Old Business**

- Proposed Amendments to “Junkyard” Zoning Language

Mr. Swallow updated the Commissioners on the proposed amendment changes to the “Junkyard” zoning language.

Chairman Miller questioned that nowhere in the zoning language is there any mention of a Scrap Metal farm.

Mr. Swallow responded that they do have that covered.

Vice Chairman Smith stated that he did not like the term “Junkyard” and suggested the term “Salvage Yard”.

Commissioner Swartz asked Vice Chairman Smith for clarification as to why he doesn’t like the term “Junkyard”.

Vice Chairman Smith clarified the term to Commissioner Swartz.

Motion by Commissioner Hall to approve the Amendments to “Junkyard” Zoning Language with the changes in the ordinance from “Junkyard” to “Salvage Yard”. Second by Commissioner Swartz.

Motion passed (8-1/Smith).

- Update on FY 2014-2015 CIP Budget Status

Mr. Swallow updated the Commissioners on the 2014-2015 CIP Budget which was approved by City Council with the additions of tree plantings on N. Dixie Hwy and Monroe Street.

- Time-of-sale Inspections

Mr. Green stated he met with the building official and that Keith Woodcock, Building Official will be putting the information together and will come to the next meeting to present it to the Commissioners.

- Nonconforming use Expiration

Mr. Swallow stated that after 6 months of no use/abandonment you lose your status. He also stated that he had contacted legal and that are trying to address the issue of intent to abandon.

Commissioner Roberts stated that he has concerns about properties that have become rental without the City's knowledge and wondered how the City finds these properties.

Mr. Swallow responded that it is hard to catch that unless they would pull a permit for something and then one of the City Inspectors would see that the property is not a single family dwelling anymore, or if a citizen would call in to report it to the City.

6. **New Business**

Goals & Objectives Section of Master Plan

Mr. Swallow handed out a Historic Resources Goals & Strategies to the Commissioners and asked them to go through the goals and rate them in order of importance and the Commission can go over them at the next meeting.

7. **ASPR Committee Update**

Mr. Green updated the board about the following cases.

- **SPL AD 14-001 - 3600 E. Front Street**

This case is an upgrade to a Cell Tower. They want to change out the antennas. This case was approved.

- **SPL AD 14-002 - 611 N. Telegraph Road**

This is Koraleski Flowers and they put up there temporary structure every year in the Nortel Lanes parking lot. This case was approved.

- **SPL AD 14-003 - 545 N. Telegraph Road**

This case is at the former Block Buster site and would divide the building into four units for various businesses. This case was approved with conditions.

8. **Communications**

A letter from Councilman John Iacoangeli requesting the board change their monthly meeting day from Monday to Wednesday, due to a prior work commitment, so that he could make the meetings since he is the liaison to the Commission.

Motion by Commissioner Hall to accept the letter and place on file. Second by Commissioner Lamour.

Motion passed (7 yes-2 abstain Miller and Smith).

9. **Commissioner Comment**

Secretary Caldwell requested a cost analysis and review of a fee schedule and report of the Rental Inspection program.

Chairman Miller asked Mr. Swallow if there could be a session with the Commissioners to go over the rights of the Commission.

Mr. Swallow stated that they could set up something, but that this board just makes recommendations to forward to City Council. This Commission does not have the power to increase/decrease fees.

10. **Staff Comments**

Mr. Swallow commented to the Commission about Resilient Monroe meeting Thursday, March 13, 2014 and is looking to the Commission for someone to volunteer to set on the panel. Commissioner Hall Volunteered.

11. **Public Comment**

None

12. **Planning-Related Articles**

- *A Lesson for Detroit in Efforts to Aid a New Orleans Devastated by Katrina*; www.nytimes.com; February 22, 2014.
- Flint Mayor Dayne Walling Declares \$70 Million "War on Blight," blog.mlive.com; March 3, 2014.
- Providence City Planners Unveil First Comprehensive Zoning Update in 20 Years; www.providencejournal.com; March 4, 2014
- Supersize Your Development; www.ecori.org.

13. **Adjournment**

Commissioner Hall made the motion "To adjourn." Seconded by Commissioner Swartz.

Motion passed unanimously.

myr 3.14.14 / jlg: 4.5.14 / approved: 4.14.14